

IN RE: PETITION FOR SPECIAL HEARING
N/S Butler Road, 6047' SW of
c/l of Falls Road
2800 Butler Road
5th Election District
3rd Councilmanic District
Stephen F. Bisbee, et ux, et al
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-388-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located at 2800 Butler Road in the Glyndon section of northern Baltimore County. The Petition is filed by Stephen F. Bisbee, Karen Bisbee and Gail Cunningham, property owners. Special Hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (BCZR) to approve a septic reserve area in an easement on lot 2, parcel 7; to serve lot 2, parcel 2, and to amend the site plan approved in case no. 96-252-SPH solely for this purpose. The subject property and requested relief use is more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Special Hearing.

Appearing at the requisite public hearing held for this case were Stephen Bisbee and Gail Cunningham, co-property owners and Petitions. Also present was Michael Maguire from Daft, McCune, Walker, Inc., who prepared the development plan. The Petitioners were represented by Robert A. Hoffman, Esquire. There were no interested persons or Protestants present.

This is the second time in the recent past which this property has come before me for consideration. In case No. 96-252-SPH, I considered a Petition for Special Hearing for the subject property filed by Stephen F. Bisbee and Karen Bisbee, then contract purchasers. That special hearing

ORDER RECEIVED BY FILING

Date

By

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requested relief to approve a lot reconfiguration and non-density transfers within the overall tract, zoned R.C.2. As fully set forth in the opinion and Order issued on February 12, 1996, the relief requested was granted. To the extent the same does not contradict with the site plan and evidence offered in the instant case, my prior findings of fact, conclusions of law and Order are hereby incorporated.

Generally, the entire tract at issue is approximately 86 acres. The property is known as "God's Acre Farm" and previously was owned by the Tinsley family. Mr. and Mrs. Tinsley have passed away and the property was subsequently sold to the Bisbees. The property is divided into a number of lots which contain several different dwellings. These include the dwelling in which Mr. and Mrs. Bisbee now reside, as well as other dwellings which originally housed workers on the farm. As set forth in case No. 96-252-SPH, Mr. and Mrs. Bisbee have subdivided the property and propose to sell lot 2, parcel 2 to Ms. Cunningham.

In the course of preparing for this sale, the septic system serving the dwelling in which Ms. Cunningham will reside was examined. Apparently, the Department of Environmental Protection and Resource Management (DEPRM) suggested relocation of the septic field serving that system. After exploring numerous options, it was determined that the field should be located outside of the lot boundary of the Cunningham parcel. Thus, as shown on the site plan, Mr. and Mrs. Bisbee have proposed making available an area within the tract which they have retained to serve as the site of the septic field. This area is being made available to Ms. Cunningham by way of the grant of an easement for the purposes set forth above.

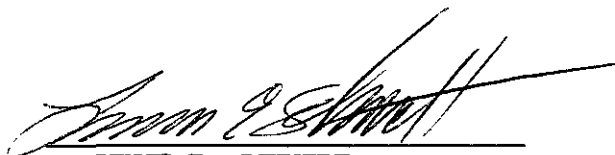
Based upon the testimony and evidence offered, all of which is uncontradicted, it is clear that the Petition for Special Hearing should be granted. A grant of the relief requested is not contrary to the spirit and intent of the original Order, nor the property's zoning classifica-

tion. Rather, the easement is conveyed only to improve the septic system for the Cunningham lot and is altogether appropriate. Thus, the relief requested should and will be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th day of May, 1996 that, pursuant to the Petition for Special Hearing, approval to allow a septic reserve area in an easement on lot 2, parcel 7; to serve lot 2, parcel 2, pursuant to Section 500.7 of the BCZR, and to amend the site plan approved in case no. 96-252-SPH solely for this purpose, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn
att.

ORDER RECEIVED FOR FILING
Date 5/24/96
By Ch. Good

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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 23, 1996

Robert Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, Maryland 21204

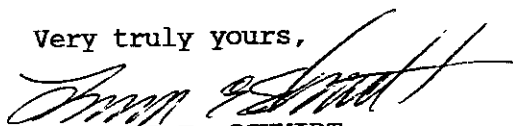
RE: Petition for Special Hearing
Case No. 96-388-SPH
Stephen F. Bisbee, et ux, et al, Petitioners

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restriction, in accordance with the attached Order.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3353.

Very truly yours,


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm
encl.

c: Mr. and Mrs. Stephen F. Bisbee
c: Ms. Gail Cunningham

ENCLOSURE



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2800 Butler Road, Glyndon, MD 21071
which is presently zoned RC-2

#386

96-388-SPH

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made part of hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a septic reserve area in an easement on Lot No. 2, Parcel 7 to serve Lot No. 2, Parcel 2 and to amend the site plan approved in Case No. 96-252-SPH solely for this purpose.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Robert A. Hoffman
Venable, Baetjer and Howard, LLP

(Type or Print Name)

Signature

210 Allegheny Ave.

Address

(410) 494-6200

Phone No

Towson

City

MD

State

21204

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s): (See additional Name attached?)

Stephen F. Bisbee

(Type or Print Name)

Signature

Karen Bisbee

(Type or Print Name)

Signature

2800 Butler Road

Address

539-8300

Phone No.

Glyndon

City

MD

State

21071

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Robert A. Hoffman
Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave, Towson, MD 21204

Address

(410) 494-6200

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

2-3 hr

unavailable for Hearing the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

mx/cam

DATE

4/4/96

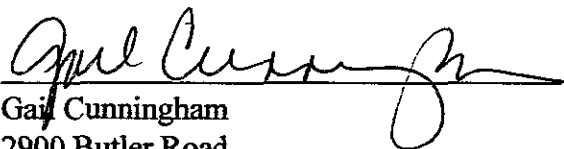
Zoning Administration
& Development Management

MICROFILMED

Signature Page to Accompany Special Hearing Request
Petitioner: Stephen and Karen Bisbee

96-388-SPA

Legal Owner:

A handwritten signature in cursive script, appearing to read "Gail Cunningham", written over a horizontal line.

Gail Cunningham
2900 Butler Road
Glyndon, Maryland 21071

MICROFILMED

#38C

96-388-SPH

Description

To Accompany Petition for Special Hearing

Cunningham and Bisbee Properties

God's Acres Farm

#2800 and #2900 Butler Road

49.15 Acres

Fifth Election District, Baltimore County, Maryland



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

410 296 3333

Fax 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the same at a point in the center of Butler Road at a distance of 6047 feet, more or less, measured southwesterly on the centerline of Butler Road from its intersection with the centerline of Falls Road, thence leaving said point of beginning and running with and binding on the centerline of Butler Road, the three following courses and distances, viz: (1) South 57 degrees 47 minutes 50 seconds West 384.10 feet, thence (2) South 57 degrees 36 minutes 17 seconds West 687.60 feet, and thence (3) South 57 degrees 32 minutes 31 seconds West 225.90 feet, thence leaving said centerline and running the fifteen following courses and distances, viz: (4) North 01 degree 21 minutes 58 seconds East 459.00 feet, thence (5) North 44 degrees 25 minutes 02 seconds West 198.00 feet, thence (6) North 14 degrees 06 minutes 02 seconds West 204.60 feet, thence (7) North 27 degrees 13 minutes 02 seconds West 196.50 feet, thence (8) North 54 degrees 29 minutes 02 seconds West 252.50 feet, thence (9) North 28 degrees 21 minutes 02 seconds West 200.90 feet, thence (10) North 03 degrees 25 minutes 09 seconds East 558.76 feet, thence (11) North 83 degrees 21 minutes 40 seconds East 231.41 feet, thence (12) North 23 degrees 21 minutes 28 seconds East 299.37 feet, thence (13) North 65 degrees 27 minutes 47 seconds East 109.60 feet, thence (14) North 31 degrees 39 minutes 19 seconds West 102.55 feet, thence

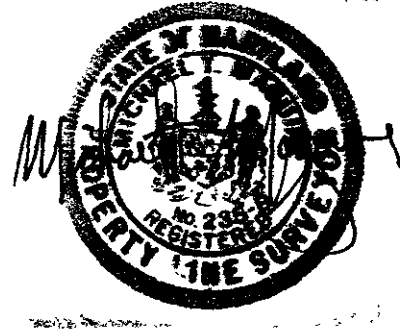
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(15) North 65 degrees 54 minutes 49 seconds East 482.28 feet, thence (16) South 23 degrees 17 minutes 55 seconds East 294.93 feet, thence (17) South 16 degrees 47 minutes 55 seconds East 885.56 feet, and thence (18) South 32 degrees 12 minutes 10 seconds East 795.36 feet to the point of beginning; containing 49.15 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

April 2, 1996

Project No. 95108 (L95108.5)



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-388-X

District 5th

Date of Posting 4/24/96

Posted for May 13, 1996 Hearings

Petitioner: Stephen D. Baker et al

Location of property: 2800 Butler Road

Location of Sign: Facing roadway on property being zoned

Remarks: _____

Posted by _____

W. H. H. H.
Signature

Date of return: 4/26/96

Number of Signs: 1

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NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 444 W. 5th Street, Annapolis, Maryland, 21401, on Monday, May 18, 1998, at 1:00 p.m. The following is the subject of the hearing:

Case #86-388-X
(Item 388)
2800 Butler Road - God's Acres Farm aka Trisley Property
N/S Butler Road, 6047' SW of C/F Falls Road
5th Election District
3rd Councilmanic

Legal Owner(s):
Stephen F. Bisbee and Karen Bisbee and Gail Cunningham
Special Hearing: to determine whether or not the zoning commissioner should approve a special-use area in an easement on lot number 2, parcel 2, and to amend the site plan approved in case #86-252-SPH solely for this purpose.
Hearing: Monday, May 18, 1998 at 1:00 a.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Call 887-3353.
(2) For information concerning the file and/or Hearing, Please Call 887-3391.

4/87 April 18

cd5990

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/18, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/18, 1998.

A. H. enck
THE JEFFERSONIAN,
LEGAL AD. - TOWSON

MICROFILMED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCIAL REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

3 10 0

96-388-X

DATE 4/4/96 ACCOUNT 01-615

386

B. W. K. / CM

AMOUNT \$ 135.00

RECEIVED FROM: Cunningham/Bisbee - 2800 E 2700 Butler Road

030 - (2) SP. C. H. - \$ 100.00

180 - 1 SIGN - \$ 35.00

FOR: \$ 135.00

MICROFILMED

03APR1996 1049L

2137.00

1A 1000-0000-00-00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
VALIDATION OR SIGNATURE OF CASHIER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 386 Petitioner: Stephen F. ~~Bisbee~~ Bisbee / Gail Cunningham
Location: 2800 E 2900 Butler Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Robert A. Hoffman (Venable, Baetjer, + Howard)
ADDRESS: 210 Allegheny Ave
Towson, MD 21264
PHONE NUMBER: (410) 494-6200



TO: PUTUXENT PUBLISHING COMPANY
April 18, 1996 Issue - Jeffersonian

Please forward billing to:

Barbara W. Ormord
Venable, Baetjer & Howard LLP
210 Allegheny Avenue
Towson MD 21204
494-6201

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

SPH
CASE NUMBER: 96-388-~~2~~ (Item 386)
2800 Butler Road - God's Acres Farm fka Tinsley Property
N/S Butler Road, 6047¹ SW of c/l Falls Road
5th Election District - 3rd Councilmanic
Legal Owner(s): Stephen F. Bisbee and Karen Bisbee and Gail Cunningham

Special Hearing to determine whether or not the zoning commissioner should approve a septic reserve area in an easement on lot number 2, parcel 2; and to amend the site plan approved in case #96-252-SPH solely for this purpose.

HEARING: MONDAY, MAY 13, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 11, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

SPH
CASE NUMBER: 96-388-~~8~~ (Item 386)
2800 Butler Road - God's Acres Farm fka Tinsley Property
N/S Butler Road, 6047⁺ SW of c/l Falls Road
5th Election District - 3rd Councilmanic
Legal Owner(s): Stephen F. Bisbee and Karen Bisbee and Gail Cunningham

Special Hearing to determine whether or not the zoning commissioner should approve a septic reserve area in an easement on lot number 2, parcel 2; and to amend the site plan approved in case #96-252-SPH solely for this purpose.

HEARING: MONDAY, MAY 13, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Stephen and Karen Bisbee
Robert A. Hoffman, Esq.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED



TO: PUTUXENT PUBLISHING COMPANY
April 18, 1996 Issue - Jeffersonian

Please forward billing to:

Barbara W. Ormord
Venable, Baetjer & Howard LLP
210 Allegheny Avenue
Towson MD 21204
494-6201

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-388-X (Item 386)
2800 Butler Road - God's Acres Farm fka Tinsley Property
N/S Butler Road, 6047' SW of c/l Falls Road
5th Election District - 3rd Councilmanic
Legal Owner(s): Stephen F. Bisbee and Karen Bisbee and Gail Cunningham

Special Hearing to determine whether or not the zoning commissioner should approve a septic reserve area in an easement on lot number 2, parcel 2; and to amend the site plan approved in case #96-252-SPH solely for this purpose.

HEARING: MONDAY, MAY 13, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 11, 1996

CORRECTED
NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-388-X (Item 386)
2800 Butler Road - God's Acres Farm fka Tinsley Property
W/S Butler Road, 6047' SW of c/l Falls Road
5th Election District - 3rd Councilmanic
Legal Owner(s): Stephen F. Bisbee and Karen Bisbee and Gail Cunningham

Special Hearing to determine whether or not the zoning commissioner should approve a septic reserve area in an easement on lot number 2, parcel 2; and to amend the site plan approved in case #96-252-SPH solely for this purpose.

HEARING: MONDAY, MAY 13, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

151

Arnold Jablon
Director

cc: Stephen and Karen Bisbee
Robert A. Hoffman, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 6, 1996

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

RE Item No.: 386
Case No.: 96-388-X
Petitioner: Stephen Bisbee, et ux

Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 1, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 5-1-96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: 4-15-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

386

RBS:sp

BRUCE2/DEPRM/TXTSBP

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Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 04/16/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APRIL 15, 1996.

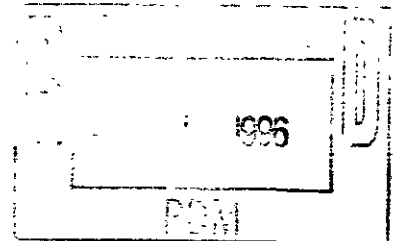
Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 376, 378, 379, 382, 384, 385,
386 AND ~~387~~.



REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary

Hal Kassoﬀ
Administrator

4-12-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 386 (MJK/CAM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/5128 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

545-5581
Please contact Bob Small at 410-333-1350 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

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4/24/96
TO WCP
S

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: April 22, 1996

FROM: *Sub* Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
for April 22, 1996
Item Nos. 376, 378, 381, 382, 384,
385, 386, & 388

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

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ZONE7

APR 24 1996

2 1996

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: April 10, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 365, 366, 368, 369, 371, 375, 376, 379, 382, 384, 385, 386 and 388

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey M. Long

Division Chief:

Cary L. Kerns

PK/JL

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
2800 Butler Road (God's Acres Farm, fka		
Tinsley Property), N/S Butler Road,	*	ZONING COMMISSIONER
6047' SW of c/l Falls Road		
5th Election District, 3rd Councilmanic	*	OF BALTIMORE COUNTY
Stephen F. Bisbee, et al.	*	CASE NO. 96-388-SPH
Petitioners		

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of May, 1996, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esquire, Venable, Baetjer and Howard, 210 Allegheny Avenue, Towson, MD 21206, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

RECEIVED

VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147

VENABLE
ATTORNEYS AT LAW

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

#386

Writer's Direct Number:
410-494-6201

April 3, 1996

Hand Delivery

Ms. Kate Milton
Department of Permits & Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Bisbee Property
Petition for Special Hearing

Dear Kate:

Enclosed are three original petitions which have been executed by the Bisbees and Gail Cunningham. Please substitute these petitions for the ones previously submitted with the filing package. Please also note that the 200' zoning map is page 2 of the site plan. Thanks for all your help. Let me know if there is anything futher.

Sincerely,



Barbara W. Ormord
Legal Assistant

Enclosure
cc: Robert A. Hoffman, Esquire

MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

~~Michael~~ MAGUIRE
Stephen Bisbee
Gail Cunningham
Rob Hoffman

200 E. PENNSYLVANIA AVE
2800 Butler Rd, Glyndon 1962
2900 Butler Rd. Glyndon, MD 21071
210 Allegheny Ave 21204



MICROFILMED

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
NW/S Butler Road, 4500 ft. SW * ZONING COMMISSIONER
of c/l Falls Road * OF BALTIMORE COUNTY
2800 Butler Rd. (Tinsley Property)
5th Election District * CASE No. 96-252-SPH
3rd Councilmanic District
Stephen S. Bisbee *
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the parcel known as the Tinsley Farm, in the Glyndon section of Baltimore County. The Petitioner, identified on the Petition as Stephen F. Bisbee, Contract Purchaser, seeks special hearing relief to approve a lot reconfiguration and non-density transfers within the overall tract zoned R.C.2. The subject property, which is located within the Worthington Valley, is more particularly shown on Petitioner's Exhibit No. 1, the three page plan to accompany the Petition for Special Hearing.

Appearing at the requisite public hearing held for this case was Stephen F. Bisbee and Karen Bisbee, his wife, Contract Purchasers. Also present was Michael E. Roche, Esquire, an attorney from Equity Title Company, Inc. Also present in support of the Petition was Karroll Kershner, a resident of the subject property and Michael Maguire, a consultant from Daft, McCune and Walker. Mr. Maguire's firm prepared the site plan. The Petitioner was represented by Robert A. Hoffman, Esquire. There were no Protestants present, however, John Bernstein, Executive Director of The Valleys Planning Council, appeared at the hearing.

The Tinsley property, also known as God's Acre Farm, is located on the north side of Butler Road in the rural Worthington Valley area. The property is presently owned by the Estate of Mr. Tinsley under contract of sale to Mr. and Mrs. Bisbee. The subject property is identified on the site plan as containing three separate and identifiable parcels. These parcels are identified as parcel No. 2 (approximately 5 acres in area), parcel No. 3

*Attorney
No 2*

MICROFILMED

(approximately 45 acres in area), and parcel No. 7 (approximately 36 acres in area). Cumulatively, the parcels comprise about 86 acres. The parcels contain significant frontage on Butler Road, not far from the intersection of Falls Road and Butler Road.

Counsel for the Petitioner submitted a letter from Mr. Roche confirming the results of his title search (Petitioner's Exhibit No. 2A). Mr. Roche examined the Land Records of Baltimore County and concluded that Mr. Tinsley and his wife, now both deceased, acquired the subject parcels in March of 1955. At that time, Mr. and Mrs. Tinsley acquired approximately 175 acres. Over the intervening years, a number of parcels were sold off, however, as of November 26, 1979, Mr. Tinsley and his wife owned the three separate parcels identified above. There have been no conveyances or subdivisions since November of 1979. Mr. Roche's testimony was dispositive in establishing the state of the property's title on November 26, 1979. That date is significant in that same is when the R.C. zoning classification was adopted in Baltimore County. Thus all rights of subdivision and density are established based on the title of the property as of that date.

Under the applicable zoning regulations, each R.C.2 lot between 2 and 100 acres can be divided once so as to create building two building lots. Therefore, the cumulative property can be subdivided so as to create six building lots.

The present and historic use of the property indicates that the site presently supports several dwellings. The main house is located on the northern portion of the property on parcel 7. Parcel 7 also contains a house which is occupied by Mr. Kershner. Mr. Kershner maintains the entire property and supervises much of the agricultural activity which occurs thereon. A third house is situated on parcel 2. This is an existing two

story dwelling with a detached garage. The fourth house, also situated on parcel No. 7, is an existing one story block house.

It is clear that of the six rights of subdivision, (known as density units in the D.R. zone) four have been utilized. That is, under law, the Petitioner could subdivide the entire property to create two additional units. However, the testimony of Mr. Bisbee was that he does not wish to add residences to the property. He and his wife recognize that this property is a landmark residential/agricultural farm which should be preserved and continue to be used for agricultural purposes. The Petitioner should be applauded for his efforts in retaining the property in its present condition.

Although no additional construction is contemplated, the Petitioner does wish to adjust lot lines and reconfigure the lot lines of the three parcels which comprise the overall tract. A step by step explanation of the proposed reconfiguration is shown on page 3 of the site plan. Primarily, the purpose of the reconfiguration is to establish a lot for each of the existing dwellings. When completed, the main house will be situated on a lot which will comprise approximately 45 acres. The small block building will be situated on a lot containing 4.78 acres. The tenant house, occupied by Mr. Kershner, will be on a lot of 7.70 acres. The fourth house, with a detached garage, will be on a lot of 4.46 acres. The balance of the parcel, to be identified as parcel 3, will be approximately 25 acres. The Petitioner contemplates placing this lot in a State/local sponsored agricultural easement program to preserve the character of the property in perpetuity.

The plan, as shown in stages on page 3 of the site plan, is entirely appropriate. Moreover, the plan enjoys the support of Mr. Bernstein, from the Valleys Planning Council. Also, Zoning Plans Advisory Committee comments were received relative to the Petition. These agencies support the

project. A particularly relevant comment was received from Wally Lippincott of the Office of Planning. Mr. Lippincott's formula for reaching the Petitioner's goal is slightly different than that proposed by the Petitioner. However, the end result will be the same in that the Petitioner is proposing a guarantee that the area of prime and productive agricultural soils will be protected and no further development will occur on the property.


Based on the uncontradicted testimony and evidence presented, I am persuaded to grant the Petition for Special Hearing. There is no evidence that the proposed reconfiguration of the lot lines will be detrimental to the health, safety or general welfare of the surrounding locale. To the contrary, this is an appropriate protection of the site and presents an opportunity to preserve the existing agricultural conditions. However, to facilitate the spirit and intent of the plan and to accommodate the Petitioner's pending settlement for the acquisition of the property, an appropriate restriction will be added to the relief granted herein.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12th day of February, 1996 that, pursuant to the Petition for Special Hearing, approval a lot reconfiguration and non-density transfers within the overall tract zoned R.C.2, be and is hereby GRANTED, subject, however, to the following restrictions which is a condition precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. Within 90 days from the date of this Order, the Petitioner shall enter into a legally binding agreement which will restrict the future development of parcel No. 3 to no further dwellings or building lots. Such restrictions shall not prohibit the existing use of the parcel or the construction of buildings or structures relating to the existing use or agricultural use of parcel No. 3.


LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmm

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-388-X

District: 5A Date of Posting: 4/21/96
Posted for: May 13, 1996 Hearing
Petitioner: Stephen F. Bisbee et al
Location of property: 2800 Butler Road
Location of Sign: Posting on property sign posted
Remarks: _____
Posted by: [Signature] Date of return: 4/26/96
Number of Signs: 1

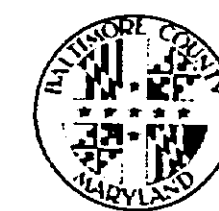
CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/18, 1996
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/18, 1996.

THE JEFFERSONIAN
LEGAL AD. - TOWSON

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed rezoning of the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
Case #96-388-X
2800 Butler Road - God's Acres Farm The Tinsley Property
W/S Butler Road, 6047' SW of C/A Falls Road
5th Election District - 3rd Councilmanic
Legal Owner(s): Stephen F. Bisbee and Karen Bisbee and Gail Cunningham
Special Hearing: To determine whether or not the zoning commission should approve a rezoning application in an amendment on lot number 2, parcel 2, and to amend the site plan approved in case #96-252-SM solely for this purpose.
Hearing: Monday, May 13, 1996 at 9:00 a.m. in Room 118, Old Courthouse.
LAWRENCE E. SCHWARTZ
Zoning Commissioner for Baltimore County
NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.
4/17/96

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 00980
DATE: 4/14/96 ACCOUNT: 71-C15
H. 386
3, 752/CM AMOUNT: \$135.00
RECEIVED: Commission/Bisbee - 2800 Butler Road
FROM: 2800 Butler Road - 2800 Butler Road
FOR: 2800 Butler Road - 2800 Butler Road
034914-2-21A-CHRC \$135.00
VALIDATION OF SIGNATURE OF CASHIER
FBI-AGENCY YELLOW-CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

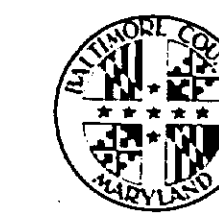
NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 386 Petitioner: Stephen F. Bisbee / Gail Cunningham
Location: 2800 Butler Road
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Robert A. Hoffman (Venable, Baetjer & Howard)
ADDRESS: 210 Allegheny Ave
Towson MD 21264
PHONE NUMBER: (410) 444-6200

12



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 11, 1996

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-388-X (Item 386)
2800 Butler Road - God's Acres Farm The Tinsley Property
W/S Butler Road, 6047' SW of C/A Falls Road
5th Election District - 3rd Councilmanic
Legal Owner(s): Stephen F. Bisbee and Karen Bisbee and Gail Cunningham

Special Hearing to determine whether or not the zoning commission should approve a rezoning application in an amendment on lot number 2, parcel 2, and to amend the site plan approved in case #96-252-SM solely for this purpose.

HEARING: MONDAY, MAY 13, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

[Signature]

Arnold Jablon

Director

cc: Stephen and Karen Bisbee
Robert A. Hoffman, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink on Recycled Paper

TO: FUTURE PUBLISHING COMPANY
April 18, 1996 Issue - Jeffersonian
Please forward billing to:
Barbara W. O'Connell
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
Towson, MD 21204
494-6201

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ZONING COMMISSIONER FOR BALTIMORE COUNTY

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 6, 1996

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 1, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
[Signature]
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Printed with Soybean Ink on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM DATE: 5-1-96
FROM: R. Bruce Seeley
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: 4-15-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s:

386

RBS:sp
BRUCE2/DEPRM/TXTS8P

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 04/16/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APRIL 15, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 376, 378, 379, 382, 384, 385, 386 AND 387.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File
Printed with Soybean Ink on Recycled Paper



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 108
Towson, Maryland 21204

RE: Baltimore County
Item No. 386 (197K/CAM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/12E are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Bob Small at 410-389-1350 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

BS

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management Date: April 22, 1996

FROM: Robert M. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
for April 22, 1996
Item Nos. 376, 373, 381, 382, 384,
385, 386, & 388

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jtb

CC: File

ZONE7

2 1996

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management DATE: April 10, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 365, 366, 368, 369, 371, 375, 376, 379, 382, 384, 385, 386 and 388

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by Jeffrey M. Long

Division Chief: Gary L. Kiser

PK/JL

ITEM365/PZONE/TXTJWL

RE: PETITION FOR SPECIAL HEARING
2800 Butler Road (God's Acre Farm, fka
Tinsley Property), N/S Butler Road,
6047' SW of c/l Falls Road
5th Election District, 3rd Councilmanic
Stephen F. Bisbee, et al.
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 96-388-SPH

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary, or final Order.

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

MARBLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21st day of May, 1996, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esquire, Venable, Baetjer and Howard, 210 Allegheny Avenue, Towson, MD 21206, attorney for Petitioners.

PETER MAX ZIMMERMAN

VENABLE
ATTORNEYS AT LAW

April 3, 1996

Hand Delivery

Ms. Kate Milton
Department of Permits & Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

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Petition for Special Hearing

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Sincerely,

Barbara W. Ormord
Legal Assistant

Enclosure
cc: Robert A. Hoffman, Esquire

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
MICHAEL MAGUIRE	200 P. PENNSYLVANIA AVE
Stephen S. Bisbee	2800 Butler Road, Towson, MD 21204
Gail Cunningham	2800 Butler Road, Towson, MD 21204
Bisbee	2800 Butler Road, Towson, MD 21204

IN RE: PETITION FOR SPECIAL HEARING
2800 Butler Road, 4500 ft. SW
of c/l Falls Road
2800 Butler Rd. (Tinsley Property)
5th Election District
3rd Councilmanic District
Stephen S. Bisbee
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE No. 96-252-SPH

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